

ABSTRACT
(R. Andrews, 10-76)

215-217 West Washington Street
Hagerstown
Washington County

circa 1835
remodeled circa 1900

In 1831 William D. Bell purchased the large tract of land located on West Washington Street known as the Rochester Estate. Bell divided the tract into building lots and opened the present Prospect Street along the eastern boundary. The house under consideration here is described in the 1906 A History of Washington County as standing on the first lot sold by Bell along the south side of Washington Street.

Erected in the 1830s, this brick building was extensively altered to its present appearance about 1900. It is identified in the 1906 history book as having been erected as a residence for Dr. John Reynolds, a physician. The house is believed to be the first dwelling constructed on the Washington Street lots laid out by Bell and may date from the 1833 to 1835 period.

About 1900 the house was extensively enlarged and altered, probably for Clarence Summers Hunter who purchased the property in 1896. The renovations involved raising the original structure to a full three stories and the construction of a sizable addition to the south or rear side. In addition to the physical changes, the use of the building was also changed from a single family dwelling to multiple apartment units. The changes also represent a change in the neighborhood from a primarily residential area to a mixture of residential and commercial.

The original building apparently was a two and a half story house with a symmetrical facade of five bays, the present basic fenestration arrangement of the front. Current analysis indicates that the house probably was one of the more substantial and elaborate residences of the time signifying that the person for whom the structure was built had a fairly high degree of affluence. Most documented houses of this period belonging to the wealthier classes had three bay facades with the doorway located in one of the end bays.

The building is an important visual element in the streetscape. It is prominently located atop a hill west of Public Square and is one of the taller structures in the block, the tallest being a modern highrise to the west. The building blends well with the neighboring structures in materials and lines.

MARYLAND HISTORICAL TRUST

WA-HAG-138
2205374411

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

215-217 West Washington Street

2 LOCATION

STREET & NUMBER

215-217 West Washington Street

CITY, TOWN

Hagerstown

— VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES: RESTRICTED
☐ YES: UNRESTRICTED
☒ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☒ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☐ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Edward W. Ditto, Jr.

Telephone #:

STREET & NUMBER

1702 Cathedral Avenue

CITY, TOWN

Hagerstown

— VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

Liber #: 219

Folio #: 697

STREET & NUMBER

95 West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | X <input checked="" type="checkbox"/> ORIGINAL SITE |
| X <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | X <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Known as 215-217 West Washington Street in Hagerstown, Washington County, the building stands on the south side of the street near the center of the block formed by Prospect and Walnut Streets, the third block west of Public Square.

The building is a three-story-high nineteenth century brick structure which abuts the sidewalk and has a five-bay symmetrical facade (north elevation). Resting on a high foundation, the building has a flatish roof which rises to form a low gable the width of the facade. A two-story screened balcony block supported by five square brick columns projects from the east end wall over a driveway. A three story high addition is attached to the rear or south elevation of the main structure.

The building was erected about 1835 as a two and a half story Classical influenced house, about half the size of the present building. It appears to have been five bays across the facade, the present basic fenestration arrangement. The large rear portion was probably constructed about 1900 when the third story was added to the front section.

The bricks of the original section are laid in Flemish bond on the facade (north elevation) and Common Bond (five rows of stretchers to one row of headers) on the side elevations. The bricks of the later additions (the third story and the rear portion) are laid in Common bond (seven rows of stretchers to one row of headers). The facade bricks continue down to the ground level.

The facade or north elevation has a centered double doorway and is terminated below the gable by a large molded cornice almost forming a pent roof. The doorways, which probably replaces the original entrance to the house, has a small portico with round columns and a hip roof. The cornice is rather flat and has single decorated end brackets. The cornice frieze has square raised panels with rosettes. The facade gable has a centered tripartite half round window.

The principal windows of the building are the rectangular double-hung, wooden sash type with narrow frames and wooden sills. The window openings of the front or main portion, not including those of the foundation, have narrow rectangular wooden entablatures which extend beyond the width of the openings. The first and second story windows of this section have six-over-one lights and the third level windows have one-over-one lights. The sashes, and possibly the frames and entablatures, of the first and second story windows of the original portion appear to date from about 1900.

The foundation windows of the front or original section have three-over-three lights and brick flat arches as probably did the window openings of the original building. The windows of the back addition have segmental arches with wooden arch panels and one-over-one lights of the circa 1900 period.

#8. SIGNIFICANCE continued

structures in the block, the tallest being a modern highrise to the west. The building blends well with the neighboring structures in materials and lines but is visually scarred by a parking lot to the east. This problem could be rectified to a great extent by planting trees and shrubs to temper the sharp contrast.

~~CONTINUE ON SEPARATE SHEET IF NECESSARY~~

SEE CHAIN OF TITLE

| PERIOD | | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

In 1831 William D. Bell purchased the large tract of land located on West Washington Street known as the Rochester Estate (Deed Book MM, p. 380). Bell divided the tract into building lots and opened the present Prospect Street along the eastern boundary. The house under consideration here is described in the 1906 A History of Washington County (I, 443) as standing on the first lot sold by Bell along the south side of Washington Street.

Erected in the 1830s, this brick building was extensively altered to its present appearance about 1900. It is identified in the 1906 history book as having been erected as a residence for Dr. John Reynolds (17 -1840), a physician. The house is believed to be the first dwelling constructed on the Washington Street lots laid out by Bell and may date from the 1833 to 1835 period.

The house is labeled on the 1850 Sidney Map of Hagerstown as belonging to Miss Reynolds. In 1855, Elizabeth Lawrence purchased the property from the estate of Maria G. Reynolds who was probably a daughter of Dr. Reynolds. (Deed Book I.N. No. 9, p. 716.) Miss Lawrence, who occupied the house with her sister Martha, was a daughter of Upton Lawrence, a prominent attorney, and Elizabeth Hager, a daughter of Jonathan Hager, Jr., a son of the founder of Hagerstown (Williams, I, 179).

About 1900 the house was extensively enlarged and altered, probably for Clarence Summers Hunter who purchased the property in 1896 (Deed Book 104, p. 456). The renovations (See Section No. 7) involved raising the original structure to a full three stories and the construction of a sizable addition to the south or rear side. In addition to the physical changes, the use of the building was also changed from a single family dwelling to multiple apartment units. The changes also represent a change in the neighborhood from a primarily residential area to a mixture of residential and commercial.

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The building is an important visual element in the streetscape. It is prominently located atop a hill west of Public Square and is one of the taller

CONTINUE ON SEPARATE SHEET IF NECESSARY

SEE BOTTOM OF #7

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Sidney, J. C. Map of Hagerstown. Philadelphia: T. Sinclair, 1850.
 Washington County Land Records, Courthouse, Hagerstown, Maryland.
 Williams, Thomas J. C. A History of Washington County, Maryland, 2 vols.
 Hagerstown, Maryland: John M. Runk and L. R. Titsworth, 1906.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

The property measures approximately 79' x 237'.

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Ronald L. Andrews, Historic Preservation Consultant (mbe)

ORGANIZATION

City of Hagerstown

DATE

December 3, 1976

STREET & NUMBER

City Hall

TELEPHONE

(301) 731-3200

CITY OR TOWN

Hagerstown

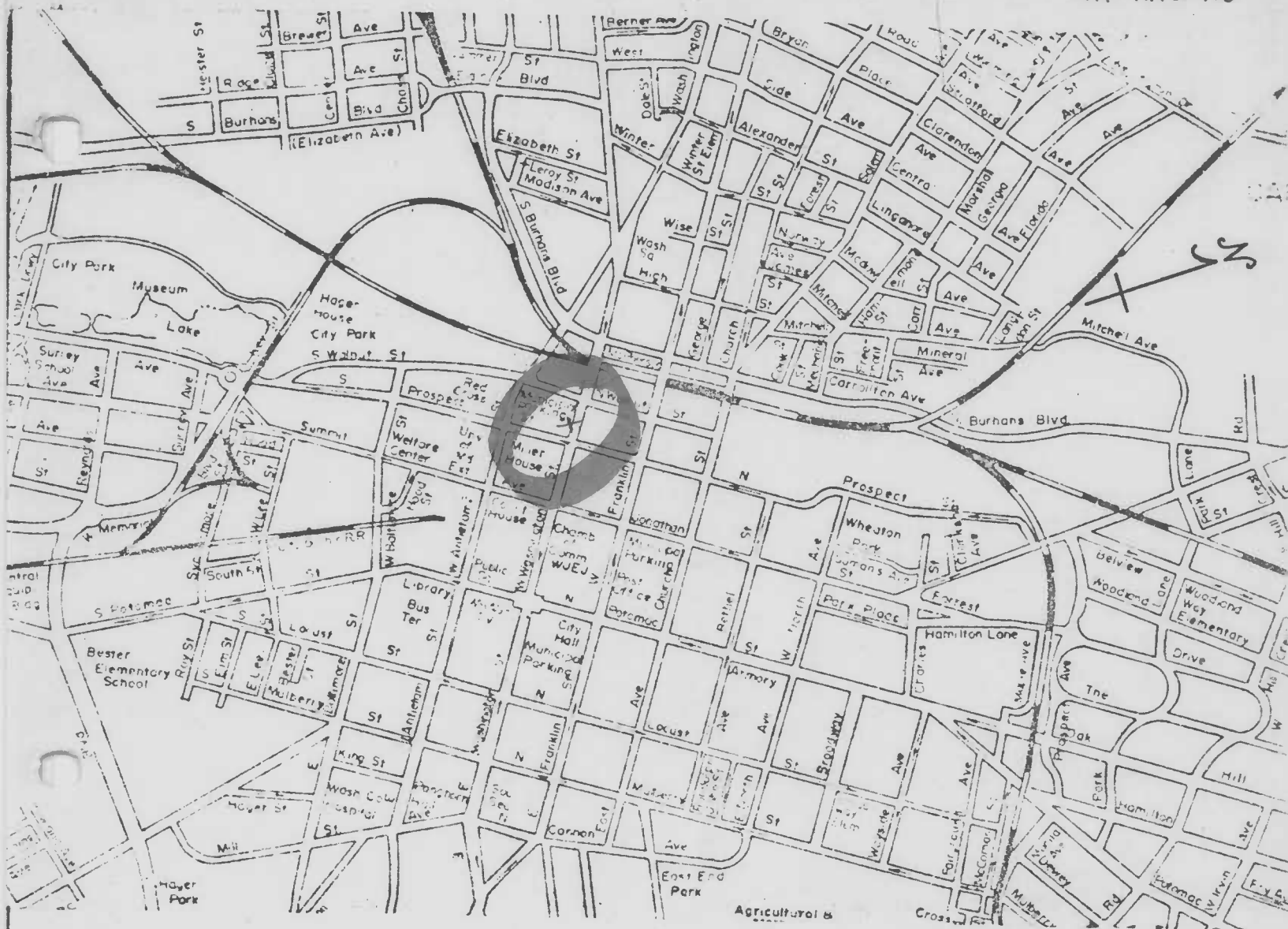
STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438



SITE: 215-217 West Washington Street
Hagerstown
Washington County, Maryland

map: City of Hagerstown,
Washington County, Md.
City Engineering Dept.
July, 1970
scale 1"=1200'



WA-HAG-138

215-217 West Washington Street
Hagerstown
Washington Co., Md.

NE view

March, 1976

35 mm wide angle lens

RONALD L. ANDREWS